

CASE #	PROJECT NAME / DEVELOPMENT PROGRAM (sq ft)	RELEVANT DEVELOPMENT REQUESTS						AFFORDABLE HOUSING CONTRIBUTION	SUMMARY OF OTHER PROJECT BENEFITS ¹
		Section 7-700	Rezoning	CDD Amendment	MPA for Additional Density or Height	MPA for Change in Land Use	Conversion of Existing Use		
DSP2016-00043	Hoffman Blocks 4-5 Residential: 834,554 Retail: 252,421	No	No	Yes, to allow res/retail uses on consistent w/Master Plan Amendment (MPA)	Yes, for additional density	Yes	No	\$3.4 M	<ul style="list-style-type: none">Economic development of a vacant large parcel;Potential new grocery store;Street improvements (sidewalk width modifications, and roadway modifications—turn lanes and on-street parking);Construction and perpetual maintenance of a plaza with a min 10,900 square feet of publicly accessible space;Public art feature;Bike share facilities + separated multi-use trail on Mill Road.Additional public benefits included with DSUP Stage 2.
CDD2014-0002	Oakville Triangle 1,570,645	No	Yes, to new CDD	No	No	No	No	65 rental units	<ul style="list-style-type: none">Redevelopment of an under-utilized land area;Mount Jefferson Park improvements (~ \$2 million);Dedication of a parcel adjacent to Park;Glebe/Rt 1 and other transportation improvements (~ \$1.6 million), including increased street connections;Dedication of space for 2 bikeshare stations w/future DSUPs;New community meeting space;Green Infrastructure stormwater quality BMPs in street;Sewer capacity mitigation (~ \$295,000)Undergrounding of utilities on Route 1;Improved streetscape on Route 1.
DSP2017-00020	1200 North Henry Residential: 111,568 Retail: 17,685 Daycare: 10,000	Bonus density and height	Yes	No	Yes, for additional density	Yes, added retail to preferred land use	No	\$263 K and 11 rental units (result from bonus density)	<ul style="list-style-type: none">Transit-oriented development;Consistent with Green Building Policy;Community serving retail and day care services;Publicly accessible, ground-level park/plaza;On-site public art valued at least at \$75,000;Streetscape improvements including bioretention tree wells;Rooftop amenity space;Undergrounding of all utilities;\$20,000 contribution to Capital Bikeshare fund;\$479,132 contribution for the Braddock Community Amenities Fund and the Braddock Open Space Funds.
DSP2017-00005	Eisenhower Block 20 Residential: 468,040 Hotel: 98,954	No	No	Yes, to increase height and allow res/hotel uses consistent w/MPA	Yes, for additional height	Yes	No	15 rental units (result partially from bonus height) or \$3 million contribution or opportunity to off-site units of equal value	<ul style="list-style-type: none">Economic development of a vacant parcel;Partial construction of Southern Street and completion of Port Street and Dock Lane;Construction and perpetual maintenance of a publicly accessible ½ acre dog park + \$350,000 to fund area parks;Infrastructure design and upgrades to regional traffic controls and sanitary system;Design and installation of public art features.\$50,000 contribution to Capital Bikeshare fund.
DSP2017-00019	Monday Properties Residential: 495,602	No	Yes, to existing CDD	No	Yes, for additional height	Yes, to allow residential	No	5 rental units and contribution at later date	<ul style="list-style-type: none">New road with a publicly-accessible multi-use trail;Dedication of ROW on N. Beauregard Street for most of length of the Adams Neighborhood for West End Transitway;Dedication of ROW for the Ellipse at the intersection of Seminary Road and N. Beauregard Street;Streetscape improvements including a shared 10' trail;Contributions of \$1+ M to the Beauregard Implementation Fund to support city objectives, including affordable housing.

¹ The intent of this column to illustrate the general range and cost, where cited in the Summary section of the staff report, of benefits provided by projects (in addition to those related to economic development and affordable housing). For the full scope of improvements provided by projects, please refer to each application's final conditions and approved Final Site Plan. Please convey any needed corrections to this or other parts of the document to Housing staff.

CASE #	PROJECT NAME / DEVELOPMENT PROGRAM (sq ft)	RELEVANT DEVELOPMENT REQUESTS						AFFORDABLE HOUSING CONTRIBUTION	SUMMARY OF OTHER PROJECT BENEFITS ¹
		Section 7-700	Rezoning	CDD Amendment	MPA for Additional Density or Height	MPA for Change in Land Use	Conversion of Existing Use		
DSP2013-00003	Cameron Park 722,223	No	Yes, to new CDD	No	Yes, for additional height	No	No	\$2.3 M (catalyst phase)	<ul style="list-style-type: none">Over 36,000 square feet of new ground floor retail space;9,884 square foot public park;\$100,000 contribution to off-site open space improvements;71,833 square foot ROW dedication for a multi-modal bridge connection along Cameron Station Blvd, and streetscape improvements along South Pickett Street;Enhanced pedestrian and streetscape design that include wide sidewalks, street trees, and on-street parking.
DSP2015-00001	2901 Eisenhower Avenue Residential: 1,121,683	Bonus density and height	No	No	No	No	No	\$2.2 M and 21 rental units (result of bonus density and height)	<ul style="list-style-type: none">\$215,630 contribution to the public art fund;\$60,000 contribution to Capital Bikeshare fund;Streetscape improvements and enhanced open space;Consistent with Green Building policy;162,000 square feet of ground floor open space.
DSP2015-00019	ABC/Giant Site Residential: 254,000 Retail: 51,000	No	Yes, to new CDD	No	Yes, for additional height	No	No	9 rental units	<ul style="list-style-type: none">Redevelopment of an underutilized commercial block;Significant neighborhood-serving retail consistent with SAP;Internal loading docks and access aisles;Enhanced streetscape along all four project frontages;Potential cost efficiencies for City relating to future reconstruction of Montgomery Street;Separation of combined sewer system for on and off-site locations (\$200-300,000 value);Contribution for the installation of fiber-optic conduit to connect existing traffic signal (\$50,000);\$50,000 contribution to Capital Bikeshare fund;Provision of on-site public art (\$75,000 value);Voluntary open space contribution (\$75,000) and new street trees on North Washington Street (\$7,000 value).
DSP2016-00022	Potomac Yard Landbay H/I Residential: 189,202	No	No	Yes, to increase the number of units consistent w/proposed MPA	Yes, for additional units and height	No	No	\$315 K and 9 for sale units	<ul style="list-style-type: none">New density near the future Potomac Yard Metro Station;Diversification of housing types in Potomac Yard;Ground-level open space exceeding requirements;Installation of on-site public art (~\$64,000 value);\$20,000 contribution to Capital Bikeshare fund;~\$12,000 contribution toward additional sewer capacity;Improved/new sidewalks and street trees.
DSP2018-00014	Royal Street Bus Garage Residential: 294,109	Bonus density	Yes	No	No	No	No	\$846,470 and 12 units (result of bonus density)	<ul style="list-style-type: none">Redevelopment of an existing, vacant bus storage facility;Consistent with Green Building Policy;Undergrounding of all utilities;Streetscape improvements, including implementation of N. Royal Street and Wythe Street as "Green Streets";Narrowing of the perimeter streets;Bioretention street tree wells around the perimeter and on-site bioretention and extensive green roof areas;Publicly accessible pocket park on N. Pitt Street and seating areas integrated with the design on Wythe Street;Traffic calming infrastructure;Historic interpretation elements incorporated on-site;\$815,220 (in 2018 dollars) contribution to the Old Town North Streetscape and Open Space Fund;\$30,000 contribution to Capital Bikeshare fund;On-site public art (valued at least \$75,000).

CASE #	PROJECT NAME / DEVELOPMENT PROGRAM (sq ft)	RELEVANT DEVELOPMENT REQUESTS						AFFORDABLE HOUSING CONTRIBUTION	SUMMARY OF OTHER PROJECT BENEFITS ¹
		Section 7-700	Rezoning	CDD Amendment	MPA for Additional Density or Height	MPA for Change in Land Use	Conversion of Existing Use		
DSP2007-00017 DSP2012-00028	Parc Meridian (Eisenhower Block 19) Residential: 518,400	Bonus density	No	Concept Plan Amendment consistent w/proposed MPA	Yes, for additional density and height	No	No	\$1.3 M and 33 units (result of bonus density)	<ul style="list-style-type: none">• Installation and maintenance of regional BMP pond that serves as public open space amenity (\$1.8 million);• New density at EE Metro Station;• Two new streets with streetscape improvements;• Public art installation;• Complies with Green Building Policy;• \$20,000 contribution to bikeshare fund.
DSP2014-00004	Cambria Square 117,970 (48 units)	No	Yes, original application involved a rezoning	No	No	No	No	\$200,000 + 4 units	<ul style="list-style-type: none">• Redevelopment of an underutilized property;• Upgraded streetscape including wider sidewalks, street trees, on street parking, and a bus shelter;• Consistent with Green Building Policy;• Improved pedestrian connections;• Public art contribution ~ \$40,000.• \$5,000 contribution to the City's bikeshare fund.
DSUP2018-00006	Boat US Public Storage Commercial: 259,120 (Phase I)	No	Yes, to new CDD	No	No	Yes, for land use designation to allow self-storage use	No	\$527,100 + future provision of on-site affordable housing with CDD Phase II	<ul style="list-style-type: none">• Dedication of 3.6 acres for public street and open space;• Provision of new retail/commercial/PWR uses;• New public streets within the project site;• Enhanced streetscape along project frontages;• Location for future Capital Bikeshare station + \$40,000 contribution to Capital Bikeshare fund w/Phase II.• Consistent with Green Building Policy;• Contribution for public art (up to \$75,000 value);• Removal of existing parking lot and improvement of the Backlick Run stream bank;• EW Developer Contribution with Phase II.
DSUP2017-00011	Crowne Plaza Residential: 287,830 (138-194 units) Arts Anchor: ~7,300	No, used 30% bonus density for arts anchor	Yes	No	Yes, for additional height	No	No	\$448,153	<ul style="list-style-type: none">• An arts and cultural anchor;• Streetscape, pedestrian and trail improvements;• Publicly accessible open space;• Green building design and addition of green infrastructure;• On-site public art (at a minimum value of \$30,447);• \$10,000 contribution to the Living Landscape Fund;• Improvements to the Mount Vernon Trail (~ \$772,677).
DSUP2017-00025	1201 North Royal Street Residential: 137,768 (90 units) Arts Anchor: 5,732	No, used 30% bonus density and 12' in extra height for arts anchor	Yes	No	No	No	No	\$469,955	<ul style="list-style-type: none">• An arts and cultural anchor;• Streetscape, pedestrian and trail improvements, including sidewalk widening;• "Arts walk" + direct access to the Mount Vernon Trail spur;• Green building, site design and green infrastructure;• On-site public art (at a minimum value of \$43,050);• ~\$486,011 contribution to OTN Streetscape/Open Space Fund;• \$10,000 contribution to Capital Bikeshare fund; and• \$3,600 contribution to the Living Landscape Fund.

COMMERCIAL TO RESIDENTIAL CONVERSION PROJECTS

CASE #	PROJECT NAME / DEVELOPMENT PROGRAM (sq ft)	RELEVANT DEVELOPMENT REQUESTS						AFFORDABLE HOUSING CONTRIBUTION	SUMMARY OF OTHER PROJECT BENEFITS ²
		Section 7-700	Rezoning	CDD Amendment	MPA for Additional Density or Height	MPA for Change in Land Use	Conversion of Existing Use		
DSP2017-00015	Eisenhower Block 6A Residential: 594,108 Retail: 36,475	No	No	Yes, to increase height and allow res/retail uses consistent with MPA	Yes, for additional height	Yes	Yes	5 rental units (60 & 80% AMI)	<ul style="list-style-type: none">Economic developmentThe Mandeville Lane "Road Diet";Streetscape improvements
DSP2018-00004	Park Center 1,181,156 Multi-family residential and mixed-use commercial/office	No	No	No	No	No	Yes	10 rental units (70% AMI)	<ul style="list-style-type: none">Adaptive re-use of existing office structures with contemporary building design;Reinvestment in ground-level open space, and upgrades to the public streetscape; andProvision of workforce housing.

SENIOR HOUSING PROJECTS

CASE #	PROJECT NAME / DEVELOPMENT PROGRAM (sq ft)	RELEVANT DEVELOPMENT REQUESTS						AFFORDABLE HOUSING CONTRIBUTION	SUMMARY OF OTHER PROJECT BENEFITS
		Section 7-700	Rezoning	CDD Amendment	MPA for Additional Density or Height	MPA for Change in Land Use	Conversion of Existing Use		
DSP2015-00015	Silverado 74,640 (66 units)	No	Yes	No	No	No	No	\$117,504 and 2 memory care units with 40% subsidy for life of project	<ul style="list-style-type: none">Provision of memory care units;Consistent with Green Building Policy;Provision of public art;Retention of open space.
DSP2016-00041	Sunrise 78,740 (92 units)	No	Yes, only for small portion of site	No	No	No	No	2 assisted living auxiliary-grant funded units (beds in private rooms) and associated services	<ul style="list-style-type: none">Enhanced streetscape and pedestrian improvements;\$3,000 donation to Living Landscape Fund;Consistent with Green Building Policy;The addition of green infrastructure;Public art contribution (~ \$23,622);
DSP2018-00002	Silverstone 335,901 (146 units)	Bonus height	No	Yes, to decrease the amount of office square footage and add Home for the Elderly uses	No	Yes, to add Home for the Elderly use and shift density from office	No	7 assisted living auxiliary-grant funded units (beds in private rooms) and associated services	<ul style="list-style-type: none">Diversification of housing types in Potomac Yard;Provision of Assisted Living and Memory Care units;Provision of additional ground-level open space;Installation of on-site public art (~ \$117,570 value);\$20,000 contribution to Capital Bikeshare fund;Improved/new sidewalks and street trees;Consistent with Green Building Policy.

² The intent of this column to illustrate the general range and cost, where cited in the Summary section of the staff report, of benefits provided by projects (in addition to those related to economic development and affordable housing). For the full scope of improvements provided by projects, please refer to each application's final conditions and approved Final Site Plan. Please convey any needed corrections to this or other parts of the document to Housing staff